

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF MAY 21, 2014

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, May 21, 2014** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

REZONINGS

- 1. Jack Primus Rd & Saint Johns Church Rd (Cainhoy) TMS# 2680000133 (a portion of), 2680000134, 2680000091** – approx. 75.81 ac. Request rezoning from Light Industrial (LI) to Diverse Residential (DR-1).
Owner: McAlister Togant Clements Ferry LLC et al
Applicant: Frontdoor Communities
- 2. 51 Nassau St & Meeting St (East Side - Peninsula) a portion of TMS# 4590901012** – 0.90 ac. Request rezoning from General Business (GB) and Diverse Residential (DR-2F) to Mixed Used Workforce Housing (MU-2/WH).
Owner: Fetter Health Care Center Inc
Applicant: John Tecklenburg

SUBDIVISIONS

- 1. Fort Johnson Rd (Pemberton Farms - James Island) TMS# 4280600022** – 4.74 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).
Owner: Beasley Tract, Inc
Applicant: Empire Engineering
- 2. Jessy Elizabeth Rd (Johns Island) TMS# 3120000159** – 4.13 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Rex Ann Strecker
Applicant: Lowcountry Land Development Consultants – Kevin J. Coffey
- 3. Theresa Dr (James Island) TMS# 4241000030, 031, 058** - 0.0793 ac. Request subdivision concept plan approval. Zoned Single and Two-Family Residential (STR).
Owner: Theresa Drive Development, LLC
Applicant: Michael Reardon

ZONINGS

- 1. Colony Dr (Avondale - West Ashley) TMS# 4181500017** – 0.2 ac. Request zoning of Diverse Residential (DR-12). Request Landmark Overlay (LMK) on a portion of the property. Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Mary Ann Aberman

2. **Conservancy Dr (West Ashley) TMS# 3070000009** – 93.49 ac. Request zoning of Single Family Residential (SR-6). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: The Charleston Corp
3. **Pinefield Dr (Cainhoy) TMS# 2710001041, 046, a portion of 048, 052, 053, 054, 055, 068, 069, 070, 071, 072 & 109** – 19.36 ac. Request zoning of Single Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.
Owner: Multiple Owners

ORDINANCE AMENDMENTS

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to include Water Treatment and Water Storage Tank uses in the Table of Permitted Uses, to create conditional use standards for Water Storage Tanks in Section 54-207, and to update the terminology for Sewage Treatment Systems in the Table of Permitted Uses.**
Contact: Lee Batchelder, Zoning Administrator
2. Request approval to amend provisions of **Article 2, Part 15, Mixed Use 1 – Workforce Housing District and Mixed Use 2 – Workforce Housing District**, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance).
Contact: Lee Batchelder, Zoning Administrator
3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to define Produce Market, to include Produce Markets in the Table of Permitted Uses, and to identify the zone districts where Produce Markets are allowed as permitted uses.**
Contact: Lee Batchelder, Zoning Administrator

PRESENTATION AND MEMORANDUM OF UNDERSTANDING

1. Presentation of the **Neck Area Master Plan** and request for approval of the Memorandum of Understanding related to the Neck Area Master Plan.
Contact: Christopher Morgan, Planning Division Director

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Daniel Island – Parcel BB, Phase 1 (Daniel Island)** TMS# 2770000011, 21.25 ac., 54 lots, DI-R. Preliminary subdivision plat pending approval.
2. **SCE&G Cainhoy Electric Substation (Cainhoy)** TMS# 2620000008, 13.23 ac., 2 lots, PUD. Preliminary subdivision plat pending approval.

3. **SCE&G Clements Ferry Electric Substation (Cainhoy)** TMS# 2620000008, 3.46 ac., 2 lots, PUD. Preliminary subdivision plat pending approval.
4. **Halsey Park – Phase 1 (Harleston Village)** TMS# 4570204026-030 & 048-052, 2.6 ac., 9 lots, PUD. Preliminary subdivision plat pending approval.
5. **Woodfield Cooper River Farms (Cainhoy)** TMS# 2710001035, 74.03 ac., 2 lots, LB & DR-12. Preliminary subdivision plat pending approval.
6. **Strawberry Lane (North Central)** TMS# 4600302065, 0.14 ac., 2 lots, DR-2F. Preliminary subdivision plat pending approval.
7. **Nassau Street (Eastside)** TMS# 4590902096, 1.08 ac., 3 lots, DR-2F. Preliminary subdivision plat pending approval.
8. **Whitney Lake – Phase 2E (Johns Island)** TMS# 3120000334, 9.94 ac., 23 lots, DR-6(ND). Preliminary subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Daniel Island – Parcel BB, Phase 1 (Daniel Island)** TMS# 2770000011, 21.25 ac., 54 lots, DI-R. Road construction plans under review.
2. **Whitney Lake – Phase 2E (Johns Island)** TMS# 3120000334, 9.94 ac., 23 lots, DR-6(ND). Road construction plans pending approval.
3. **Grace Plantation (Johns Island)** TMS# 2530000199, 285, 334, 55.25 ac., 76 lots, SR-1 & SR-7. Road construction plans pending approval.
4. **Sea Island Farms (Johns Island)** TMS# 2800000172, 9.384 ac., 29 lots, SR-1. Road construction plans pending approval.
5. **Sam Rittenberg Blvd & Ashley River Rd (West Ashley)** Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3787. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.